

TRANSPORTATION COMMITTEE

*substitute*  
A RESOLUTION AUTHORIZING THE MAYOR OR HER DESIGNEE TO EXECUTE AN APPROPRIATE CONTRACTUAL AGREEMENT FOR PROJECT NUMBER 3004007808, CONSOLIDATED RENTAL CAR FACILITY CONSTRUCTION MANAGER AT RISK, WITH AUSTIN COMMERCIAL, LP/PRAD GROUP, JOINT VENTURE, IN AN AMOUNT NOT TO EXCEED TWO HUNDRED ELEVEN MILLION EIGHTY NINE THOUSAND TWO HUNDRED FIVE DOLLARS (\$211,089,205); AND AUTHORIZING THE AVIATION GENERAL MANAGER TO ISSUE CONSTRUCTION AUTHORIZATIONS FOR APPROVED COMPONENT GUARANTEED MAXIMUM PRICE PROPOSALS FROM THE CONSTRUCTION MANAGER AT RISK TO SUPPORT THE CONSTRUCTION OF THE CONSOLIDATED RENTAL CAR FACILITY ON BEHALF OF THE DEPARTMENT OF AVIATION AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT, TO BE FUNDED BY CITY OF COLLEGE PARK (GEORGIA) REVENUE BONDS (HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT LANDSIDE ACCESS PROJECT), SERIES 2005A AND CITY OF COLLEGE PARK (GEORGIA) REVENUE BONDS (HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT CONSOLIDATED RENTAL CAR FACILITY), SERIES 2005B), AND FOR OTHER PURPOSES.

WHEREAS, the City of Atlanta ("CITY"), as owner and operator of the Hartsfield-Jackson Atlanta International Airport (H-JAIA), has undertaken a major expansion program to facilitate Passenger and Facility Improvements; and

WHEREAS, the City has undertaken the design and construction of the new Consolidated Rental Car Facility, including a Rental Agency Complex and Customer Service Center, access roadway, and vehicle storage and parking facilities, to improve service to the travel passengers, airlines and others at H-JAIA; and

WHEREAS, the City did solicit Project Number 3004007808, Consolidated Rental Car Facility Construction Manager at Risk, and after review and evaluation of the proponents qualifications and analysis of the technical proposals by City personnel, the Aviation General Manager and the City Chief Procurement Officer recommend the award of the Contract to the most responsive and responsible Proponent, Austin Commercial, LP/PRAD Group, Joint Venture, as meeting the safety, diversity, schedule, technical, and cost objectives of the City; and

WHEREAS, the proposed Contract for Project Number 3004007808 requires the Construction Manager at Risk to submit Guaranteed Maximum Price proposal to accomplish the work the combined total of which may not exceed \$211,089,205; and

WHEREAS, this GMP proposal requires the review by the Aviation General Manager and the issuance by him of a Construction Authorization before any construction may commence; and

WHEREAS, the first Construction Authorization will be executed in the amount not to exceed Five Million Dollars (\$5,000,000) to provide pre-construction services and fees associated with construction management of the CONRAC Site Development/Mass Grading Contract; and

**WHEREAS**, in order to meet the construction schedule, these Construction Authorization must be issued by the Aviation General Manager to the Construction Manager at Risk upon receipt of an acceptable GMP proposal that meets the safety, diversity, schedule and cost objectives of the City; and

**WHEREAS**, the Department of Aviation is working with the City of College Park and the Department of Finance to issue Special Facility Bonds in the mid-October timeframe to fund Project Number 3004007808, and the City's Chief Financial Officer will certify in writing, the appropriation and encumbrance of funds from the sale of the bonds prior to any further Construction Authorizations being issued.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA**, that the Mayor or her designee is authorized to execute on behalf of the City of Atlanta Project Number 3004007808, Consolidated Rental Car Facility Construction Manager at Risk, with Austin Commercial, LP/PRAD Group, Joint Venture to provide the Department of Aviation with professional Construction Manager at Risk services for the Consolidated Rental Car Facility at Hartsfield-Jackson Atlanta International Airport, in an amount not to exceed \$211,089,205.

**BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA**, that the Aviation General Manager is authorized to execute the first Construction Authorization in the amount of Five Million Dollars (\$5,000,000), to be initially charged to and paid from Fund Account And Center Number 2H21 574001 R21E07069999 (Airport Renewal And Extension Fund, Facilities Other Than Buildings Account, CONRAC Parking Facility Center), to provide initial pre-construction services, and fees associated with construction management of the CONRAC Site Development/Mass Grading Contract.

**BE IT FURTHER RESOLVED**, that, after the five month Pre-Construction Phase or upon the Aviation General Manager's receipt from the Construction Manager at Risk of the Guaranteed Maximum Price (GMP) that includes all construction Work on the Project, the Aviation General Manager will submit such GMP Proposal to the Mayor and City Council of the City of Atlanta for review and approval.

**BE IT FURTHER RESOLVED**, that, upon the Aviation General Manager's receipt from the Construction Manager at Risk of the Proposed Procurement Plan for procurement of all construction Work on the Project, the Aviation General Manager will submit such Proposed Procurement Plan to the Mayor and City Council of the City of Atlanta for review and approval.

**BE IT FURTHER RESOLVED**, that the Aviation General Manager will provide the Mayor and Council of the City of Atlanta with Pre-Construction Authorization Reports for each Construction Authorization issued by him and reports concerning Change Orders for the Project.

**BE IT FURTHER RESOLVED**, that the Aviation General Manager will provide routine progress updates to the Mayor and Council of the City of Atlanta on the construction project.

**BE IT FURTHER RESOLVED**, that the City Attorney is directed to prepare the Contract for execution by the Mayor.

**BE IT FINALLY RESOLVED**, that this Contract shall not become binding on the City, and the City shall incur no liability nor obligation under it until the Contract has been executed by the Mayor, sealed by the Municipal Clerk, approved by the City Attorney as to form, and delivered to the contracting parties.



**Hartsfield-Jackson  
Atlanta International Airport**

August 4, 2005

Shirley Franklin  
Mayor

Benjamin R. DeCosta  
Aviation General Manager

Mr. Adam L. Smith  
Chief Procurement Officer  
Department of Procurement  
City of Atlanta  
55 Trinity Avenue SW  
Suite 1790  
Atlanta, Georgia 30335-0307

**SUBJECT: Project 3004007808 – Consolidated Rental Car Facility (CONRAC)  
Construction Manager at Risk – Recommendation for Award**

Dear Mr. Smith:

Having completed review of the subject Proposals and based on our review of the documentation, DOA recommends award of the above-referenced Project 3004007808 – Consolidated Rental Car Facility (CONRAC) Construction Manager at Risk, to the most responsive and responsible Proponent, Austin Commercial, LP/PRAD Group, Joint Venture.

Attached, please find the completed Exhibit 1 - Percentage Evaluation Form for your information and use.

The account to be charged is 2H21574001R21E07069999 (Airport Renewal and Extension Fund, Facilities Other Than Buildings, CONRAC Parking).

We are requesting that the Department of Procurement submit Legislation for award of this Contract so as to be considered at the September 6, 2005 Council session.

We also request that a working session be scheduled for August 9, 2005, with Austin Commercial/PRAD Group JV, to review the project costs and the terms and conditions of the Contract. We will forward documentation to support the Legislative process, including the initial Contract value, during the week of August 8, 2005.

If additional information is required, please contact Philip Keller at 404-209-3175, Ext. 151.

Sincerely,

Benjamin R. DeCosta  
Aviation General Manager

BRD/  
Attachment

cc: Mario Diaz      Girard Geeter      Carolyn Chavis      Dan Molloy      Frank Rucker  
Philip Keller      Anita Williams      Bernard Seals      David Grauvogl      Andy Orr  
File





## CITY OF ATLANTA

Shirley Franklin  
MAYOR

OFFICE OF CONTRACT COMPLIANCE  
55 TRINITY AVENUE, S.W., SUITE 1700  
ATLANTA, GEORGIA 30335  
OFFICE (404) 330 - 6010  
FAX (404) 658-7359

### MEMORANDUM

TO: Adam L. Smith, Chief Procurement Officer  
Department of Procurement

FROM: Hubert Owens  
Office of Contract Compliance

DATE: June 2, 2005

RE: Recommendation for FC 3004007808 - CONRAC CM at Risk

The Office of Contract Compliance has evaluated Three (3) Bids for minority and female business enterprise participation. All proponents are eligible under Section 2-1449(a) (2) (C) and have been deemed responsive by the Office of Contract Compliance. For your information, the proponents have committed to utilizing AABE's, FBE's, HBE's, and ABE's as indicated below:

#### Austin Commercial/Prad Group, Inc. (JV)

Prad Group, Inc.	AABE	12.18%
OLH Int'l	AABE	6.40%
KJM/Chaves	FBE	7.58%
MC O	FBE	5.51%
<b>Total Participation</b>		<b>31.67%</b>

#### Turner/Mitchell, (JV)

E. R. Mitchell construction Co.	AABE	25.00%
Benchmark Management, LLC	FBE	5.00%
Construction Controls Source of GA	FBE	4.00%
<b>Total Participation</b>		<b>34.00%</b>

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CITY OF ATLANTA  
DEPT. OF PROCUREMENT

<u>Atlanta Legacy Constructors (JV)</u>		
A. L. Johnson Contracting	AABE	7.00%
Ebony Glass and Mirror	AABE	7.00%
MassAna Construction, LLC	HBE	7.00%
Morgan Project Mgt, LLC	FBE	7.00%
Zenith Engineering & Construction Mgt.	FBE	7.00%
Karen Elaine Webster Parks, LLC	FBE	0.04%
Coover-Clark & Associates	FBE	0.26%
<u>Accura Engineering &amp; Consulting</u>	FBE	1.11%
<b>Total Participation</b>		<b>36.41%</b>

If you have questions, please contact me at (404) 330-6010 or Larry Scott at (404) 330-6016.

cc: File  
Les Page, DOP

## PROPOSAL RESULTS

**PROJECT NAME: CONRAC CM AT RISK (RFQ)**

TOTAL # OF PROPONENTS -

[illegible]

**DEPARTMENT OF PROCUREMENT  
LEGISLATION SUMMARY**

**TO: TRANSPORTATION COMMITTEE**

**CAPTION:**

**A RESOLUTION AUTHORIZING THE MAYOR OR HER DESIGNEE TO EXECUTE AN APPROPRIATE CONTRACTUAL AGREEMENT FOR PROJECT NUMBER 3004007808, CONSOLIDATED RENTAL CAR FACILITY CONSTRUCTION MANAGER AT RISK, WITH AUSTIN COMMERCIAL, LP/PRAD GROUP, JOINT VENTURE, IN AN AMOUNT NOT TO EXCEED TWO HUNDRED ELEVEN MILLION EIGHTY NINE THOUSAND TWO HUNDRED FIVE DOLLARS (\$211,089,205); AND AUTHORIZING THE AVIATION GENERAL MANAGER TO ISSUE CONSTRUCTION AUTHORIZATIONS FOR APPROVED COMPONENT GUARANTEED MAXIMUM PRICE PROPOSALS FROM THE CONSTRUCTION MANAGER AT RISK TO SUPPORT THE CONSTRUCTION OF THE CONSOLIDATED RENTAL CAR FACILITY ON BEHALF OF THE DEPARTMENT OF AVIATION AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT, TO BE FUNDED BY CITY OF COLLEGE PARK (GEORGIA) REVENUE BONDS (HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT LANDSIDE ACCESS PROJECT), SERIES 2005A AND CITY OF COLLEGE PARK (GEORGIA) REVENUE BONDS (HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT CONSOLIDATED RENTAL CAR FACILITY), SERIES 2005B), AND FOR OTHER PURPOSES.**

**REQUESTING DEPT.:** Department of Procurement

**CONTRACT TYPE:** Request for Proposal

**SOURCE SELECTION:** Sealed Proposal

**BIDS/PROPOSALS DUE:** January 19, 2005

**INVITATIONS ISSUED:** 85

**BIDS/PROPOSALS  
RECEIVED:** 3

**BIDDERS/PROPONENTS:** Austin Commercial/PRAD Group, Inc.  
Atlanta Legacy Constructors  
Turner/Mitchell, JV

**BACKGROUND:** The City of Atlanta solicited proposals for a Construction Manager at Risk (CMR) to build the new Consolidated Rental Car Facility (CONRAC)). The Construction Manager at Risk shall represent that the Guaranteed Maximum Price (GMP) for construction of the facility shall be all inclusive, including all construction labor, materials, licenses and applicable permit fees and proposed CMR related service fees and allowances of the CMR for this project

**SOURCE OF FUNDING:**

City of College Park (Georgia) Revenue Bonds (Hartsfield-Jackson Atlanta International Airport Landside Access Project), SERIES 2005A and City Of College Park (Georgia) REVENUE BONDS (Hartsfield Jackson Atlanta International Airport Consolidated Rental Car Facility), SERIES 2005B); and for other purposes.

**TERM OF CONTRACT:**

Thirty (30) months.

**EVALUATION TEAM:**

Aviation, Contract Compliance and Risk Management



DEPARTMENT OF PROCUREMENT

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Chief Procurement Officer:

  
Adam L. Smith

Originating Department: DOP

Contact Person: Carolyn Chavis

Committee(s) of Preview: Transportation

Council Deadline: August 15, 2005

Committee Meeting Date(s): August 31, 2005 Full Council Date: September 6, 2005

**CAPTION:**

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**FINANCIAL IMPACT (if any):**

**Mayor's Staff Only**

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Received by Mayor's Office:

8.15.05  
(date)

Reviewed by:

[Signature]  
(initials) (date)

Submitted to Council:

\_\_\_\_\_  
(date)

Action by Committee:        Approved        Adversed        Held        Amended  
       Substitute        Referred        Other